Previous references.

R. 7 117 — 95/6.

1907-10

(Banking)

File No. 8—09

Serial Nos. 9 & 10

Later references.

B. 9-60 · 88 17, 18

GENERAL AND REVENUE SECRETARIAT.

Serial Nos. 9 & 10

Part B. for November 1909

SUBJECT.

Confirming the sale of Survey Nos. 169 and 96 of Pandravalli and Uppuhalli, respectively for the arrears of instalments due by Mr. Jagannatha Rao, a member of the late Agricultural Bank at Chikmagalur, towards the loan granted to him from the Bank, with the observation that as there is no means for the recovery of the balance of principal and interest still due, it may be written off the accounts.

From The Deputy Comr², Kadur dist.
No 133 & 7.10.09.
Requests orders of Govt ~~for~~ confirming the sale of certain lands of Jagannatha Rao.

10/10 Comr., Kadur, and Comptr. No, H 2479—80 & 19 11/09
Confirms the sale with an observati

G.R.S. 11] 190 9-10

GENERAL AND REVENUE SECRETARIAT

(Banking

NOTES.

File. No. 8

FILE HEADING.

Agricultural Bank at Chingleput

From The Dy Commr Kadur Dt

No. 136 Dated 7.10.09 Received 9.10.09

Diary No. 1577 Enclos. Nil Spare Copies. Serial No. 7

BRIEF ABSTRACT OF LETTER.

Requests orders of Govt for the confirmation of the sale of certain lands in the Pandravelli & Upakelli villages belonging to the late Jagannatha Row member of the late Chingleput Agrl Bank.

NOTES AND ORDERS.

1 The Dy Commrs letter gives full information of the facts of the case.

2 The estate of the late Mr Jagannatha Row was originally

NOTES—First sheet.

GPB—30,000—20-3-06.

Serial No.

Valued at Rs 16000 & the
Loan advanced thereon was
Rs 9138 and another 20 Rs
towards advances, (1905-6).
~~Towards~~ besides interest.
Towards these a payment
of 200 Rs only was voluntarily
made. Portions of the
mortgaged lands were sold
from time to time for
the realisation of the
land revenue & the excess
of the Sale proceeds
Rs 1163 was credited towards
the the Loan amount due.
The only 2 remaining pieces
of land have now been
brought under auction
& they fetched ~~as~~ 390 Rs/
in the aggregate. Confirmation
of the Sale of these lands
is now sought for as also
the writing off the irrecoverable
balance of Rs 1163.

3 In para 5 of his letter
the Dy Commr surmises
that the original Valuation

NOTE—Contn. sheet.

PB—50,000—18-5-08

Serial No.

of these estates should have been grossly exaggerated judging from the amounts at present realised at Sales held for mdrs.

Dst
16/10/09

4 All the mortgaged properties having been disposed of and there being no other means for recovering any more money this loan account has now to be closed and a very large amount written off. As stated by the Dy Commr there can be no doubt that the value of the debtor's property was grossly exaggerated when the loan was advanced to him. The loss is inevitable and as the transactions in connexion with the loan have closed a draft Confirming the Sale of the two Survey numbers and Sanctioning the write off of the balance of principal & interest due is put up. It may serve no useful purpose now to enquire into the circs under which the property was overvalued and who was responsible for the overvaluation. The papers relating to this point may however

I entirely disapprove

Please see ho 115 J 13-6-07 (13/17-95 J. from the Inspector of Legal Affairs. & enclosures. Flag X.

NOTE—Contn. sheet.

GPB—50,000—13-5-08

Serial No.

be put up with a view to see if any action is called for.

mmll
19-10-9

Please see flag X

mk 20/10.

5 As orally directed by the Asstt Secy further search was made in the papers available here to see who was directly concerned in the Valuation. Beyond the Statement of Valuation attached to Madras Govt letter ~~&~~ No 736-J 24 th April there is nothing in the file ~~&~~ of ~~records~~ on the subject. In G.O No 69 16/R 7 117-95-J 1-2-97 sanctioning a loan of 3 lacs in paras 5 & 8 Govt have distinctly ordered a revaluation of the property to verify the Statement referred to above & the grant of loans was made subject to this Valuation by the Inspectors. Since the loans were availed of by the ryots it is to be taken for granted that this Valuation was made by the Inspectors

N

GPB—50,000—18-5-08

X

Serial No.

Again in his letter dtd 11-5-08 (Encl 97 to the Dy Commr of Nadia Dt) the Inspector says that in consideration of the estimated value of the property owned by the members being Rs 20,24,000 he is of opinion that a further Cr may be advanced to the members. These would go to show that the Inspector had a direct hand in the estimation of properties. Detailed information on the subject may perhaps be available in the records of the Inspector of Agrl Banks - ~~Application necessary~~ Submit

Dft
29/10
mdk 1/11/08.
Genl Secy

mdk
1-11-9

The draft put up may be
approved.
3/11/09

3/11/09 Approved. Dray to be returned with an addition - 2 The subject of examination should be pushed & the Collector & I shall be glad to see the file again on the 20 Dec

12/11/09

12/11/09

GPB—50,000—18-5-08

Serial No.	
10	To the Dy Commissioner Kadavu Dt " Comptroller Do Dl 2479-80 of 19.11.09 Confirms the sale of the Land & directs that as there are no means of recovering the balance yet remaining due it may be written off the accts & calls for a full report in regard to the enhanced value put on the mortgaged property.

GPB—50,000—18-5 08

190 &1556

From

The Deputy Commissioner,

Kadur District.

To The Secretary to the Govt.

of Mysore, Gen & Rev. Depts.

Dated 6th

Despatched 7th October 1909.

Received

General No. 133

No.

Enclosure No. nil

Requesting to obtain orders of Government for the confirmation of the sales of Sur.Nos. 169 and 196 of Pandravally and Uppahally villages respectively held for for the arrears of instalments due by Mr. Jagannatha Rao towards the ~~loa~~ loan granted to him from the late Chikmagalur Agricultural Bank.

Deputy Commissioner's Office,

Kadur District,

Dated, Chikmagalur, the 5th October 1909.

From

K.R.Srinivasa Iyengar, Esquire, M.A.,

Deputy Commissioner,

Kadur District.

To

K.S.Chandrasekhara Iyer, Esquire, B.A., B.L.,

Secretary to the Government of Mysore,

General and Revenue Departments.

Sir,

I have the honor to state that Mr.P.Jagannatha Rao, member of the late Chikmagalur Agricultural Bank owed to Government at the time of the winding up of the Bank in 1905-06, the following sums, viz., Rs.9138-0-9 towards principal

Rs.2138-7-0 towards accumulated interest

Rs. 20-13-3 towards advances,

or a total of Rs.11,297-5-0, for which the marginally noted properties had been offered as security according to bonds executed by the member from time to time in favor of the late Bank.

Taluk	Village	Sur.No.	Extent.	Assessment.
Chikmagalur	Pandravalli	190 Coffee	9 - 38	10-0-0
Do	Do	12 Coffee	26 - 30	27-0-0
Do	Do	196 drying ground & house on it.	1 - 32	1-12-0
Do.	Uppahalli	169 wet & dry	5 - 34	32-0-0
Do	Do	165 wet	2 - 34	19-0-0

2. The amount of annual instalment fixed on the above amount was Rs. 780-5-3 which for 4 years up to the end of 1908-1909 came to Rs. 3121-5-0 against which a payment of only Rs. 200/- was made by the member in 1905-06.

3. The member having committed default in the payment of

the land revenue due on his lands, they were sold from time to time for recovery of the revenue arrears. The sales were confirmed by me in each case after I had fully satisfied myself in consultation with Mr.Pilkington and the local officers that the prices realised were fair and adequate, and the excess of the sale proceeds over the revenue arrears amounting to Rs. 1163-14-6 as shewn below was credited towards the Bank account.

Taluk	Village	Sur.No.	Amount realized by the sale.	Amount deducted for arrears of revenue &c.	Amount credited to the Bank accounts.	Remarks.
Chikmagalur	Pandravalli	190	476-0-0	37-7-9	438-8-3	
	Do.	12	800-0-0	124-15-10	675-0-2	
	Uppahally	165	81-9-11	31- 3-10	50-6-1	
			1357-9- 11	193- 11 - 5	1163-14-6	

4. Deducting the above amount, a sum of Rs. 1757-6-6 still remained towards the arrears of instalments due from Mr.Jagannatha Rao's sons who succeeded to his interests on his death in 1906, and as they failed to pay up the amount in spite of repeated demands, I had the marginally noted properties (which were the only ones that had escaped the sales held for the recovery of the land revenue arrears), notified for sale on 10th September, and I held the sale myself on the above date with the result that

Survey No. 196 of Pandravalli.
" 169 of Uppahally.

they fetched Rs. 390/- as follows:-

Rs. 20/- for Survey No. 196 and

Rs.370/- for Survey No. 169.

As the bid was considered both by myself and Mr,Pilkington very fair and reasonable considering the nature and quality of the land, it has been accepted by me.

5. Thus, the entire realisation up to date towards the total dues of the late Mr.Jagannatha Rao's bank account of Rs. 11,297-5-0 amounts to only Rs.1753-14-6. Even making due allowance for the depreciation in the value of coffee Estates within the last 10 years, I cannot help thinking that such a great disparity between the amount of the loan and the price realised by the sale of the properties would not have occurred but for a gross exaggeration in the estimate originally formed of the value of these properties, while granting the loans. However, whatever may be the reason of such disparity, the fact remains that the properties of the defaulting member in this case have fetched only about 1/7th of the amount due from him and that a sum of Rs. 9543-6-6 remains still unrealized.

6. The Amildar of Chikmagalur who was directed to report if there was any means of recovering the amount, has reported that there are now no other properties of the late Mr. Jagannatha Rao besides those already sold and that a house and a vacant site in Chikmagalur town which had belonged to the defaulter have already passed to other hands, the former having been sold in the year 1905 by the decree of Civil Court and the latter having been given as a present by the defaulter to a certain Jois at Chikmagalur some years ago. In support of the above report, the Amildar has submitted a Mahazir signed by 7 respectable persons one of whom (Mr.Ramachandra Rao) is a retired Assistant Commissioner. The sons of Mr.Jagannatha Rao are understood to have left Chikmagalur after disposing of the few moveable properties which they were able to lay hands on after the death of their father.

H

Under these circumstances, I request that the rders of Government may be obtained for the confirmation of the sales of Sur. Nos. 169 and 196 referred to above held by me and for writing off the irrecoverable balance of loan amounting to Rs.9543-6-6 still remaining against Jagannatha Rao.

I have the honor to be,

Sir,

Your most obedient servant,

Deputy Commissioner,

Kadur District.

15-11-09 D 1536

1 Ex Case

Proceedings of the Govt of H H the Maharaja of Mysore.

Read:-

Letter no 133 of 5-10-09 from the Dy Commr Kadur.
(To be reproduced in extenso)

Order thereon. H 2479-80 dt 19-11-09

1 As the Govt represented by the Dy Commr the sale of the two Survey nos in question is confirmed.

2 As there are no means for the recovery of the balance of principal and interest still due, it may be written off the accounts.

3 In regard to the Ex assessed value on the mortgaged premises the Dy Commr is requested to be good enough to put - -mit a full further report with special reference to the instructions contd in paras 5 & 6 of Govt No 6916 dt 18 Sept 1897

Secy 12/Nov/09

Secy 19-10-9

To the Dy Commr Kadur.
The Comptr.

Secy 19/11